



20210127000046250 1/3 \$28.00  
 Shelby Cnty Judge of Probate, AL  
 01/27/2021 02:19:30 PM FILED/CERT

# PARTIAL RELEASE

STATE OF ALABAMA )  
 SHELBY COUNTY )

For value received and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, the undersigned Central State Bank, a banking corporation, does hereby release an discharge from the lien of that certain mortgage dated February 21, 2020, executed by Chicos Enterprises, LLC, and filed for record in the Office of the Judge of Probate of Shelby County, Alabama as Instrument #20200406000132090, to partially release from the Mortgage the following described property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

It being distinctly understood, however, that all other property in said mortgage described and conveyed, shall be and continue to remain in all respects to said mortgage, and that all the covenants and undertakings of the said mortgage, in said mortgage and the note thereby secured shall continue in full force and effect, and the said Central State Bank shall continue to have all rights and powers granted to it under said mortgage, except as to the above described premises.

IN WITNESS WHEREOF, the undersigned Central State Bank, a banking corporation, has caused these presents to be executed by Terrie Childress, its Assistant Vice President, duly authorized thereof, on this 14 day of December, 2020.

CENTRAL STATE BANK

BY: Terrie Childress  
 (Printed Name): Terrie Childress  
 (Title): Assistant Vice President

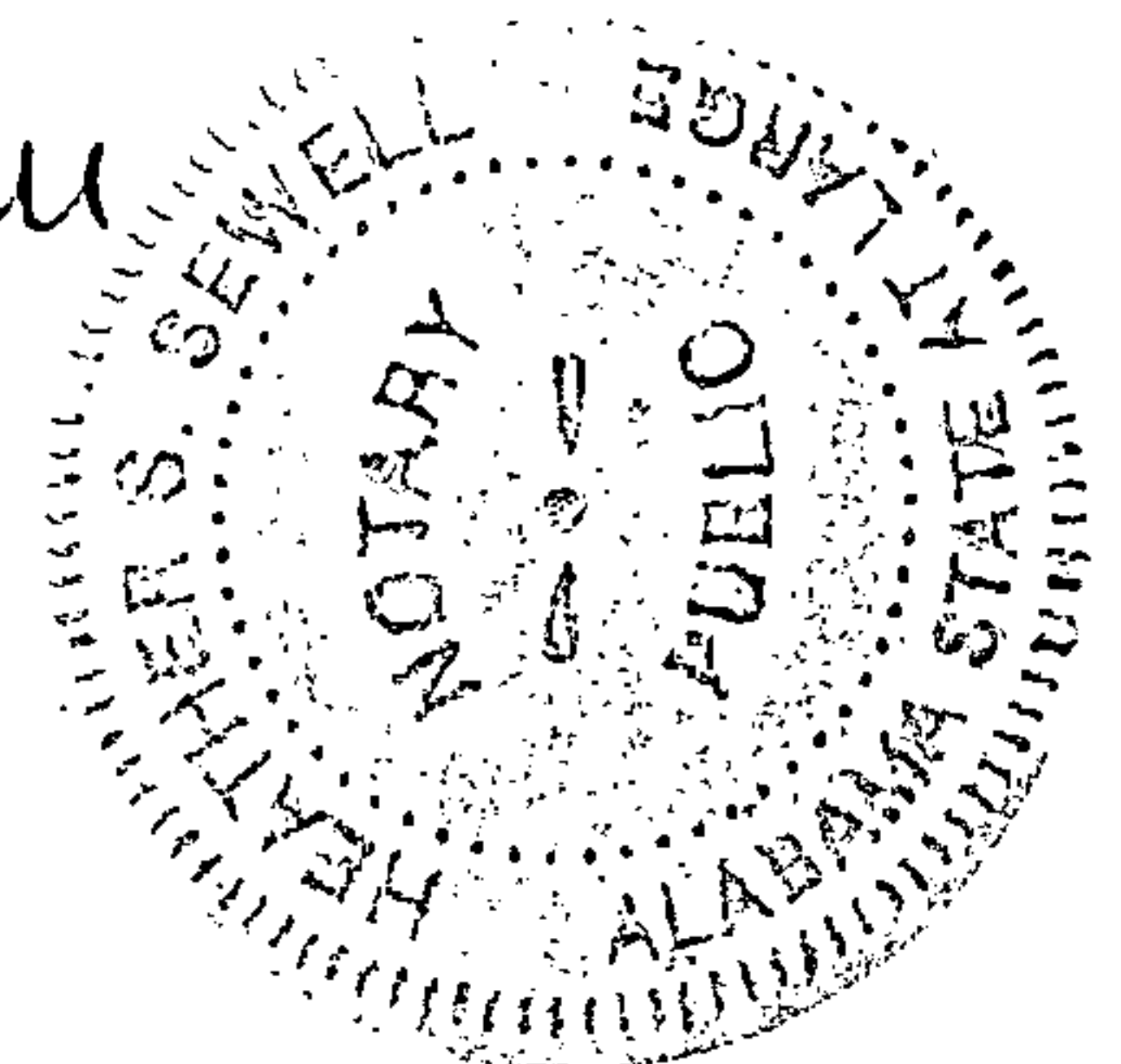
STATE OF ALABAMA  
 COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said County and State, on this 14 day of December, 2020 within my jurisdiction, the within named Terrie Childress who acknowledges that he/she is Assistant Vice President of Central State Bank, a banking corporation, and who acknowledges that for and on behalf of Central State Bank and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

Given under my hand and official seal, this the 14th day of December, 2020.

**My Commission Expires May 8, 2023** Helen S. Sewell  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

INSTRUMENT PREPARED BY:  
 Ellis, Head, Owens, Justice & Arnold  
 P O Box 587, Columbiana, AL 35051



**EXHIBIT "A"**  
**ROW / TCE**  
**LEGAL DESCRIPTION**

A part of SW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 53 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

**Parcel 1 of 1:**

Commencing at the SW corner of the SW ¼ of NW ¼ of Section 14, Township 21-S, Range 3-W;

thence easterly and along the quarter section line a distance of 436 feet, more or less, to a point on the acquired R/W line (said line is offset 185' LT and parallel to centerline of project);

thence northerly and along the acquired R/W line a distance of 20 feet, more or less, to a point on the acquired R/W line (said line offset 185' LT and parallel with centerline of project) (said point also on the grantor's south property line), which is the point and place of BEGINNING;

thence N 2°30'45" W and along the acquired R/W line a distance of 10.40 feet to a point on the acquired R/W line (said point offset 185' LT and perpendicular to centerline of project at station 137+84.53);

thence N 89°6'33" E and along the acquired R/W line a distance of 130.05 feet to a point on the acquired R/W line (said point offset 55' LT and perpendicular to the centerline of project) at station 137+80.85);

thence N 2°30'45" W and along the acquired R/W line a distance of 114.63 feet to a point on the acquired R/W line (said point offset 55' LT and perpendicular to the centerline of project at P.C. station 138+95.48);

thence following the curvature thereof an arc distance of 21.32 feet and along the acquired R/W line to a point on the grantor's north property line (said arc having a chord bearing of N 2°17'54" W, a clockwise direction, a chord distance of 21.32 feet and a radius of 2855.00 feet);

thence N 80°40'51" E and along the grantor's said property line a distance of 30.11 feet to a point on the present west R/W line of SR-119;

thence S 1°50'10" E and along said present R/W line a distance of 148.81 feet to a point on the grantor's south property line;

thence S 88°24'46" W and along the grantor's said property line a distance of 158.24 feet to the point and place of BEGINNING, containing 0.127 acre(s), more or less.

**Temporary Construction Easement 1 of 2:**

**DELETED**

**Temporary Construction Easement 2 of 2:**

BEGINNING at a point on the required easement line (said point offset 90' LT and perpendicular to centerline of project at PC station 138+95.48);

thence following the curvature thereof an arc distance of 17.14 feet and along the required easement line to a point on the grantor's north property line (said arc having a chord bearing of N 2°20'33" W, a clockwise direction, a chord distance of 17.14 feet and a radius of 2890.00 feet);


thence N 80°40'51" E and along the grantor's said property line a distance of 35.28 feet to a point on the acquired R/W line (said point offset 55' LT and perpendicular to centerline of project at station 139+16.39));

thence following the curvature thereof an arc distance of 21.32 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 55' LT and perpendicular to centerline of project at PC station 138+95.48) (said arc having a chord bearing of S 2°17'54" E, a counterclockwise direction, a chord distance of 21.32 feet and a radius of 2855.00 feet);

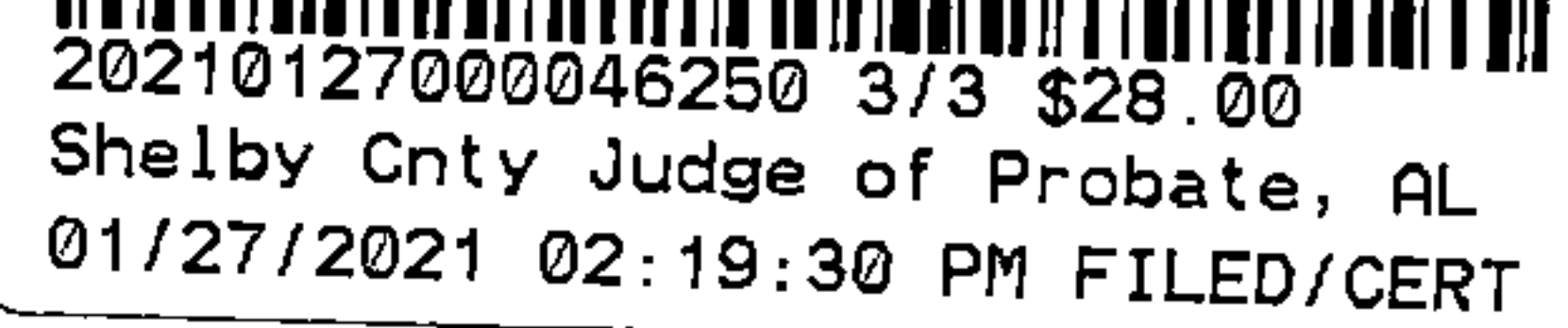
thence S 2°30'45" E and along the acquired R/W line a distance of 114.63 feet to a point on the acquired R/W line (said point offset 55' LT and perpendicular to centerline of project at station 137+80.85);

thence S 89°6'33" W and along the acquired R/W line a distance of 35.01 feet to a point on the required easement line (said point offset 90' LT and perpendicular to centerline of project at station 137+81.84);

thence N 2°30'45" W and along the required easement line a distance of 113.64 feet to the point and place of BEGINNING, containing 0.107 acre(s), more or less.

  
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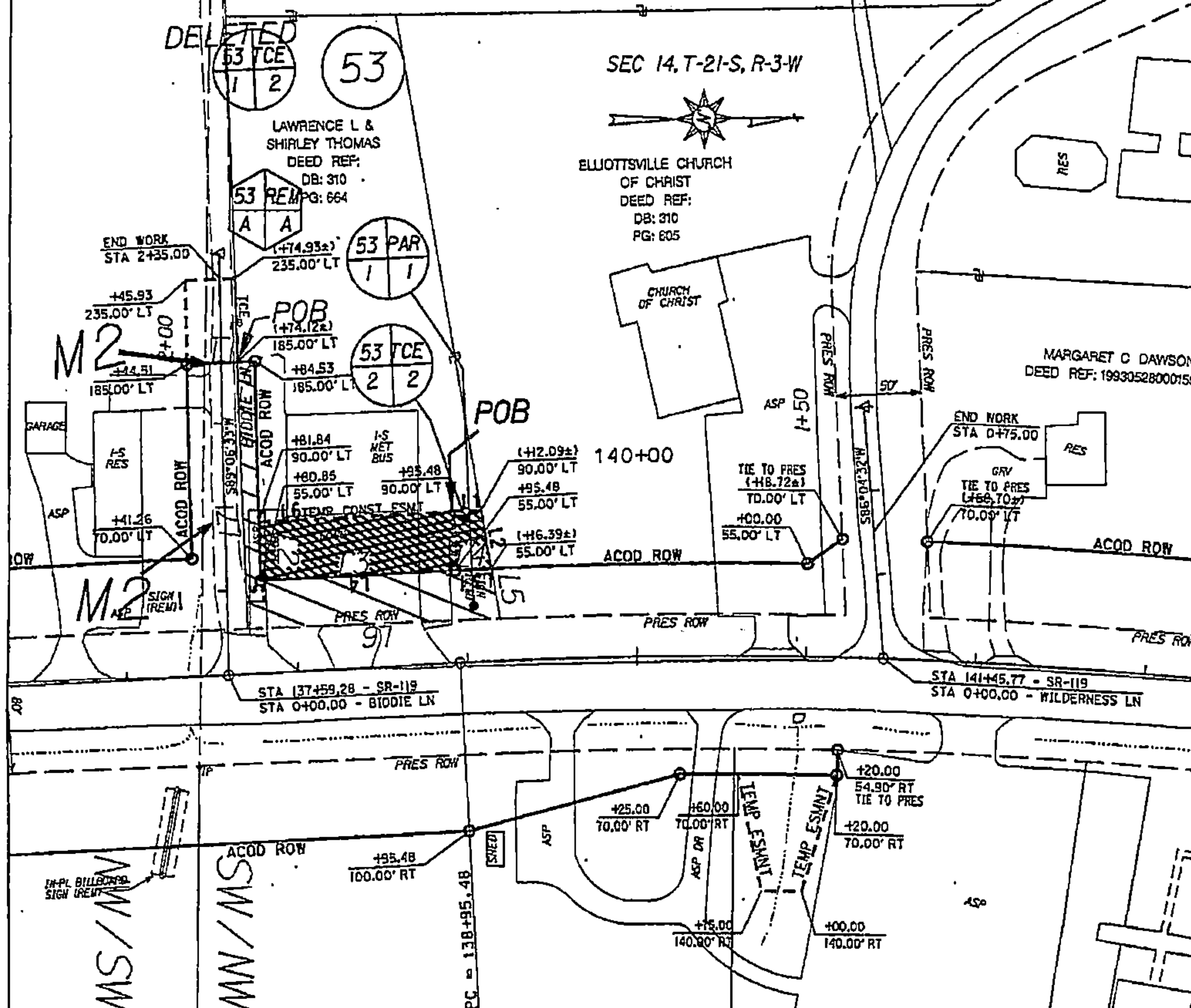
TRACT 53, PAR 1 OF 1 AREA = 0.127 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	N2° 30' 45"W	10.40		
L2	N89° 6' 33"E	130.05		
L3	N2° 30' 45"W	114.63		
L4	N2° 17' 54"W	21.32	2855.00	CW
L5	N80° 40' 51"E	30.11		
L6	S1° 50' 10"E	148.81		
L7	S88° 24' 46"W	158.24		

-3-W

3-W

TRACT 53,TCE 2 OF 2 AREA - 0.107 AC				
COURSE	BEARING	DISTANCE	RADIUS	DIRECTION
L1	N2° 20'33"W	17.14	2890.00	CW
L2	N80° 40'51"E	3528		
L3	S2° 17'54"E	2132	2855.00	CCW
L4	S2° 30'45"E	11463		
L5	S89° 6'33"W	3501		
L6	N2° 30'45"W	11364		

POC  
SW CORNER OF  
SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> SEC 14  
T-21-S, R-3-W



<b>Tract #:</b>	53	<b>Scale:</b>	1" = 100'
<b>Grantor(s)</b>		<b>State:</b>	Alabama
		<b>County:</b>	SHELBY
<b>Total Before:</b>	1.031 AC	<b>Project:</b>	STPBH-0119(510)
<b>Total Acquired:</b>	0.127 AC	<b>CPMS #:</b>	100061286
<b>Total Remainder:</b>	0.904 AC	<b>Date:</b>	21-Feb-20
<b>Total TCE:</b>	0.107 AC	<b>Sketch:</b>	1 of 1

**THIS IS NOT A BOUNDARY SURVEY**